Preliminary Subdivision Application
Delaware County, Ohio
(for unincorporated areas only)

RPC Sketch Plan Number 24-12-S

RPC Number 07-25
(RPC Staff will assign)

PROJECT	*Estates at Berlin*	*(circle one)* Residential Commercial
TOWNSHIP	*Berlin*	
APPLICANT/ CONTACT	Name Addison Properties – Mike Medvedkov	Phone 305-439-4581
	Address 3401 Enterprise Pkwy, Suite 410	E-mail mike@addisonprops.com
	City, State, Zip Beachwood, OH 44122	

PROPERTY OWNER	Name Central Ohio Development, LLC	Phone
	Address Gregory Road	E-mail
	City, State, Zip Delaware, OH 43015	

SURVEYOR/ ENGINEER	Name Advanced Civil Design	Phone 614-944-5088
	Address 781 Science Blvd, Suite 100	E-mail ddenniston@advancedcivildesign.com
	City, State, Zip Gahanna, OH 43230	

LOCATION	*(circle one)* N S E W side of Gregory Road/Street
	approx. 600 feet N S E W of Berlin Station Road/Street

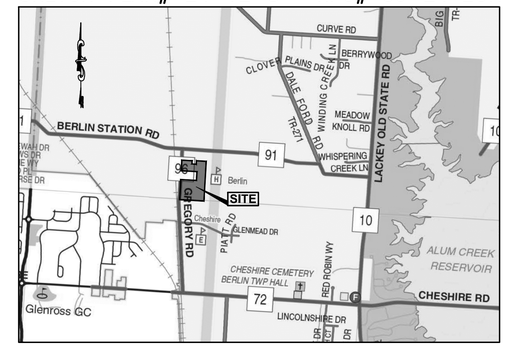
DETAILS	Is a CAD involved? *yes* *no*	
	Current Land Use Open field	Del-Co Water *yes* *no*
	Current Zoning District R-1.85 w/ PRD Overlay	Private wells *yes* *no*
	Buildable lots 44	Sanitary Sewer *yes* *no*
	Non-buildable *-0-*	Electric Provider AEP
	Total Acreage 29.280	Gas Provider Suburban Natural Gas
	Open Space Acreage	School District Olentangy

SUBMISSION REQUIREMENTS (Sub. Regs. Section 204.02)	**4 Folded full-size copies** of the Preliminary Plan, indicating **Utility and Grading**, and one 11" x 17" copy;
	Other **Preliminary Engineering** components shall be provided electronically to DCEO. **PLEASE NOTE: DCEO does not require a separate Preliminary Engineering submission for Common Access Driveways, unless part of a larger subdivision.**
	Preliminary Plan in digital format (GIS preferred)**, Preliminary Waters of the US Report Summary** in digital format (pdf preferred);
	PDF of plat, on media or preferably e-mailed to smatlack@co.delaware.oh.us
	Confirmation of receipt (via transmittal form or e-mail) of any additional required information submitted to the **Sanitary Engineer's** office, and the **Health District** (if applicable, including the Soil Scientist Report);
	Fee - $500 base, plus $110 per build lot, CADs require additional fees; For commercial and multi-family - $500 base, plus $110 per acre; (Refer to Fee Schedule for Soil and Water and Health fees) $ $5,540.00

Owner (or agent for owner) and Date

PRELIMINARY PLAN
FOR
ESTATES AT BERLIN
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
FARM LOT 14, QUARTER TOWNSHIP 2, SECTION 2, TOWNSHIP 4 NORTH, RANGE 18 WEST, USML
APRIL 2025

SKETCH PLAN# 24-12-S RPC# 39-24 ZON



LOCATION MAP
SCALE: 1"=3,000'

BENCH MARKS

SOURCE BENCHMARK

DELAWARE COUNTY MONUMENT 97-168.

MASTER BENCHMARKS

BENCHMARK #1

RAILROAD SPIKE SET IN THE EAST SIDE OF A POWER POLE LOCATED 19'± WEST OF GREGORY ROAD C/L AND 200'± SOUTH OF BERLIN STATION ROAD C/L. (N:214978.781, E: 1825407.333)

ELEV.=953.30 (NAVD 1988)

BENCHMARK #2

RAILROAD SPIKE SET IN THE EAST SIDE OF A POWER POLE LOCATED 16'± WEST OF GREGORY ROAD C/L AND 910'± SOUTH OF BERLIN STATION ROAD C/L. (N:214273.879, E: 1825368.694)

ELEV.=952.84 (NAVD 1988)

BENCHMARK #3

RAILROAD SPIKE SET IN THE EAST SIDE OF A POWER POLE LOCATED 21'± WEST OF GREGORY ROAD C/L AND 1,080' NORTH OF GLENMEAD DRIVE C/L. (N:213345.132, E:1825308.057)

ELEV.=950.78 (NAVD 1988)

GENERAL SUMMARY

TOTAL AREA	29.280 AC.
NUMBER OF LOTS	44
GROSS DENSITY	1.50 DWELLING UNITS/ACRE
ZONING NET DEV. AC.	29.280 – (0.15 x 29.280) = 24.888 AC.
ZONING NET DENSITY	44/24.888 = 1.77 UNITS PER DEVELOPABLE ACRE
GREGORY ROAD R/W	0.28 AC.
INTERNAL R/W	4.03 AC.
OPEN SPACE REQUIRED	5.86 AC. (20%)
OPEN SPACE PROVIDED	6.65 AC.± (22.71%±)
DEVELOPMENT AREA	29.280 – 6.65 = 22.63 AC.
DEVELOPMENT DENSITY	44/22.63 = 1.94 DWELLING UNITS/ACRE
EXISTING ZONING	R-1.85 W/PLANNED RESIDENTIAL DISTRICT (PRD) OVERLAY
MINIMUM LOT SIZE	12,542 S.F. (0.29 AC.)
MINIMUM FRONTAGE	90'
FRONT YARD SETBACK	25' FROM R/W
SIDE YARD SETBACK	12.5' (MIN. 25' BETWEEN BUILDINGS)
REAR YARD SETBACK	50' (PERIMETER LOTS; 1-12, 21-22, 28-33 & 35-44) 25' (INTERIOR LOTS; 13-20, 23-27 & 34)
TERRAIN CLASSIFICATION	LEVEL
DEVELOPMENT DENSITY CLASSIFICATION	LOW

FLOODPLAIN

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SHOWS THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE X. ZONE X IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAPS (FIRM); DELAWARE COUNTY, OHIO, PANEL 0120, MAP 39041C, SUFFIX K, EFFECTIVE DATE (APRIL 16, 2009).

UTILITY COMPANIES

AMERICAN ELECTRIC POWER
700 MORRISON ROAD
GAHANNA, OHIO 43230
ATTENTION: ERIK SCHAAS
(614) 883-7963

AT&T
111 N.4TH STREET, 8TH FLOOR
COLUMBUS, OHIO 43215
ATTENTION: GARY VANALMSICK
(614) 223-7276

CHARTER COMMUNICATIONS
(SPECTRUM/TIME WARNER)
3760 INTERCHANGE ROAD
COLUMBUS, OHIO
ATTENTION: KEVIN RICH
(614) 481-5263

CONSOLIDATED COOP
4993 STATE ROUTE 521
DELAWARE, OHIO 43015
ATTENTION: DAN AMATO
(740) 363-2641

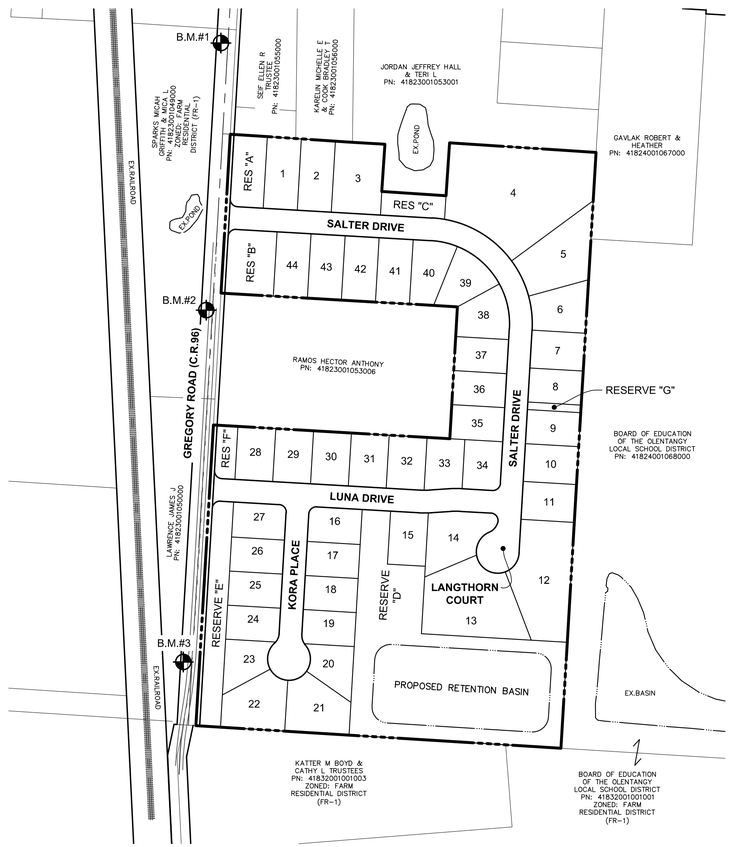
DEL-CO WATER COMPANY, INC.
6773 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
ATTENTION: CRIS VALENZUELA
(740) 548-7746

DELAWARE COUNTY ENGINEER
50 CHANNING STREET
DELAWARE, OHIO 43015
ATTENTION: WILL FERGUSON
(740) 833-2400

DELAWARE COUNTY
REGIONAL SEWER DISTRICT
50 CHANNING STREET
DELAWARE, OHIO 43015
ATTENTION: TIFFANY MAAG
(740) 833-2240

FRONTIER
2780 LIBERTY ROAD
DELAWARE, OHIO 43015
ATTENTION: ROBERT CHANDLER
(740) 369-0826

SUBURBAN NATURAL GAS
2626 LEWIS CENTER ROAD
LEWIS CENTER, OHIO 43035
ATTENTION: AARON ROLL
(740) 548-2450



INDEX MAP
SCALE: 1"=200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

SHEET INDEX

TITLE SHEET 1
EXISTING CONDITIONS PLAN 2
SITE PLAN 3
COMPOSITE UTILITY PLAN 4
OFFSITE WATER MAIN PLAN 5
OFFSITE SANITARY SEWER PLAN 6
OFFSITE WALKING PATH TO OLENTANGY BERLIN MIDDLE SCHOOL PLAN 7
GRADING PLAN 8

OWNER/DEVELOPER
ADDISON PROPERTIES
3401 ENTERPRISE PWKY, SUITE 410
BEACHWOOD, OHIO 44122
PHONE: 440-459-1868
MIKE MEDVEDKOV
MIKE@ADDISONPROPS.COM

ENGINEER
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BLVD, SUITE 100
GAHANNA, OHIO 43230
PHONE: 614-428-7750
DAVID DENNISTON, P.E.
DDENNISTON@ADVANCEDCIVILDESIGN.COM

OHIO811.org Before You Dig
800-362-2764 or 8-1-1

AVERAGE DAILY TRAFFIC

NAME	ADT	DESIGN SPEED
LUNA DRIVE	250	30 MPH
SALTER DRIVE	190	30 MPH
KORA PLACE	120	30 MPH
LANGTHORN COURT	30	30 MPH

CHANGE ORDER SCHEDULE

CHANGE	PREPARED	DATE OF CHANGE	DESCRIPTION OF CHANGE	SHT NO.	APPROVED	APPROVAL

APPROVALS

THE DELAWARE COUNTY ENGINEER'S DESIGN, CONSTRUCTION AND SURVEYING STANDARDS, THE STANDARD SPECIFICATIONS OF THE CITY OF COLUMBUS, CURRENT EDITION, INCLUDING STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED SHALL GOVERN THIS IMPROVEMENT.

ENGINEER:

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE DELAWARE COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS MANUAL HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICE AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE DELAWARE COUNTY ENGINEER.

STATE OF OHIO DAVID D. DENNISTON 51816 REGISTERED PROFESSIONAL ENGINEER

ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BLVD., SUITE 100
GAHANNA, OH 43230
V: 614.428.7750
F: 614.428.7755

DAVID D. DENNISTON, P.E.

4/1/2025
DATE

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fax 614.428.7755

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ADDISON PROPERTIES
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PHONE: 440-459-1868
ADDISONPROPS.COM

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN
FOR
ESTATES AT BERLIN
TITLE SHEET

Issue Dates:
PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/01/2025
Scale: AS NOTED
Drawn By: JRS
Checked By: DDD
Project Number: 25-0001-1553
Drawing Number: 1 / 8

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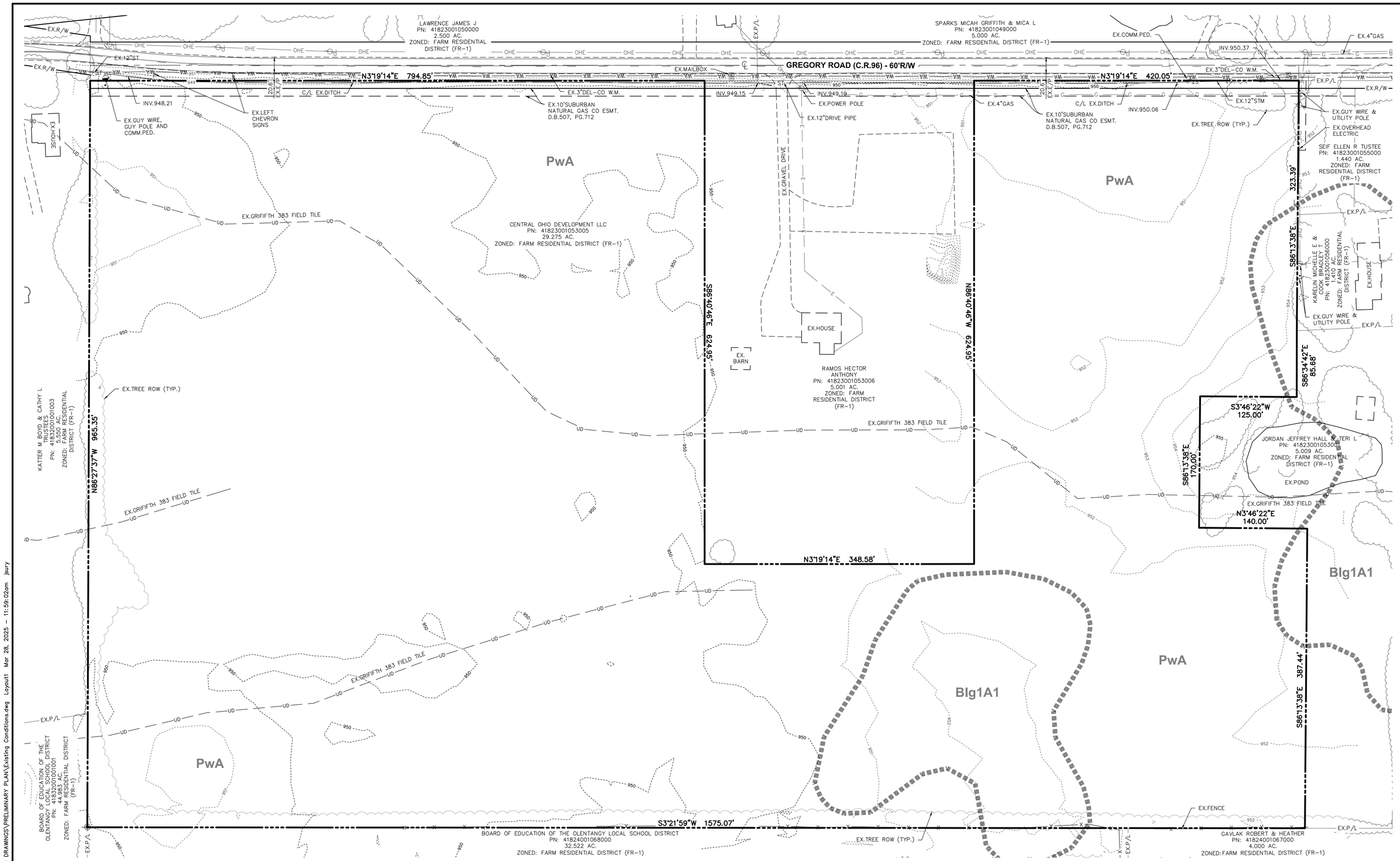

LEGEND

WA WA	EX.WATER MAIN
	EX.SOIL LINE
950	EX.MAJOR CONTOUR
951	EX.MINOR CONTOUR

MAP UNIT LEGEND

MAP UNIT SYMBOL	SOIL NAME / HYDROLOGIC RATING
Blg1A1	BLOUNT SILT LOAM, GROUND MORAINE, 0 TO 2 PERCENT SLOPES
PwA	PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

GRAPHIC SCALE

0 30 60 120

1 inch = 60 feet

PLAN PREPARED BY:

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fax 614.428.7755

PLAN PREPARED FOR:

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PHONE: 440-459-1868
ADDISONPROPS.COM

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN
FOR
ESTATES AT BERLIN

EXISTING CONDITIONS PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/01/2025
Scale: 1"=60'

Drawn By:	Checked By:
JRS	DDD

Project Number: 25-0001-1553

Drawing Number: 2 / 8

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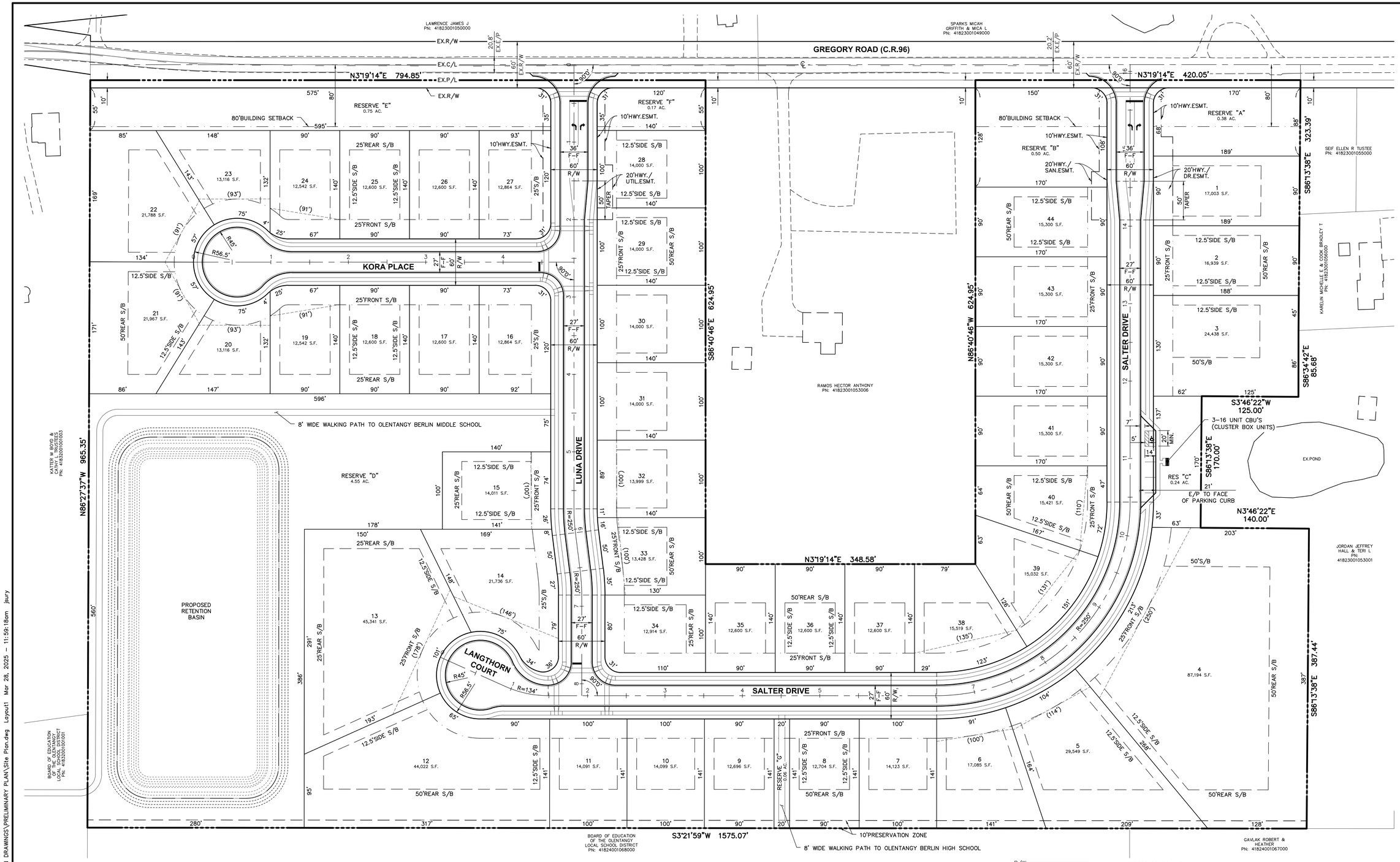
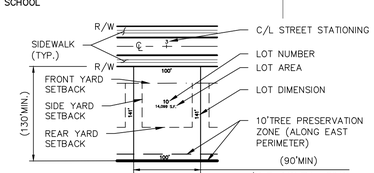


NOTES

1. THE PROPOSED HOUSE LOCATIONS (AS SHOWN ON SHEET 8) SHALL BE CONSTRUCTED IN THE AREAS OF THE LOTS EXCLUSIVE OF THE SIDE, FRONT AND REAR SETBACKS. (FOOTPRINTS AS SHOWN ARE ILLUSTRATIVE AND WILL CHANGE WITH FINAL HOME SELECTIONS).
2. ALL STRUCTURES WITHIN THIS DEVELOPMENT SHALL COMPLY WITH THE RESTRICTIONS OUTLINED IN THE DEVELOPMENT TEXT AND COVENANTS FOR THE ESTATES AT BERLIN.
3. THE HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT MUST BE TURNED OVER BY THE DEVELOPER TO THE HOMEOWNERS NO LATER THAN AT SUCH TIME AS OCCUPANCY PERMITS HAVE BEEN ISSUED FOR 85% OF THE HOMES PLANNED FOR THE DEVELOPMENT.
4. ALL RESERVE AREAS ARE TO BE OWNED AND MAINTAINED BY THE ESTATES AT BERLIN HOMEOWNERS' ASSOCIATION.
5. A MINIMUM OF 20% OF THE HOMES CONSTRUCTED WITHIN THE DEVELOPMENT WILL HAVE A SIDE LOAD GARAGE. TO QUALIFY AS A HOME WITH A SIDE LOAD GARAGE, A HOME MUST HAVE AT LEAST ONE GARAGE THAT DOES NOT FACE ANY ADJACENT ROAD.
6. FOR LANDSCAPING ELEMENTS AND AMENITIES, SEE LANDSCAPE PLANS.
7. BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (NSRS2011). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION.



TYPICAL LOT
NO SCALE

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
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fax 614.428.7755

PLAN PREPARED FOR:
ADDISON PROPERTIES

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN FOR ESTATES AT BERLIN

SITE PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/01/2025
Scale: 1"=60'

Drawn By:	Checked By:
JRS	DDD

Project Number: 25-0001-1553

Drawing Number: 3 / 8

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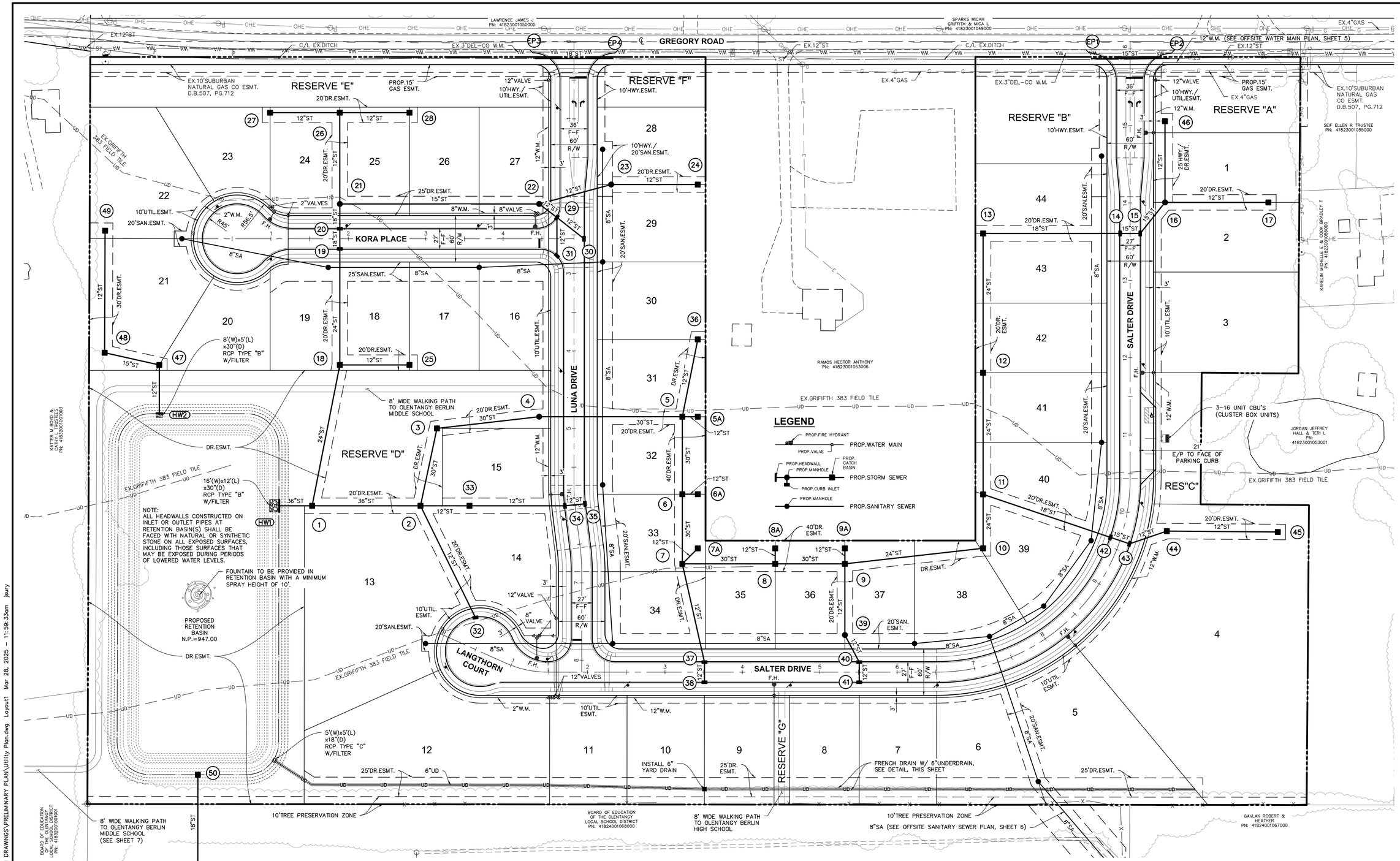

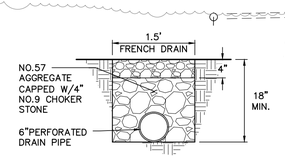

TYPICAL FRENCH DRAIN SECTION
NO SCALE

TYPICAL SIGN LEGEND

NO PARKING ANY TIME

NOTES

1. FIELD TILES FOUND WITHIN THE PROPERTY SHALL BE MAINTAINED, REPLACED AS NECESSARY, OR CONNECTED TO THE PROPOSED STORM SEWER.
2. THE UTILITY SIZES AND LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY AND GENERAL IN NATURE. MINOR RELOCATIONS AND/OR CHANGES IN SIZE DURING FINAL ENGINEERING DESIGN ARE TO BE EXPECTED. SUCH CHANGES WILL NOT AFFECT THE SERVICEABILITY OR VIABILITY OF THE PROJECT.
3. PRESERVATION ZONE – TREES AND VEGETATION WITHIN THE 10' PRESERVATION ZONE SHALL REMAIN UNDISTURBED. DEAD OR DISEASED MATERIAL MAY BE REMOVED. UTILITIES MAY CROSS THE ZONE TO PROVIDE SERVICE AND/OR DRAINAGE TO THIS DEVELOPMENT.
4. PARKING WILL BE RESTRICTED TO ONE SIDE OF THE STREET THROUGHOUT THIS SUBDIVISION. PARKING WILL BE PROHIBITED ON THE FIRE HYDRANT SIDE OF THE STREET WITH THE EXCEPTION OF THE SHORT–TERM BUMP–OUT PARALLEL PARKING AREA PROVIDED FOR THE CLUSTER BOX UNIT (CBU) LOCATION.
3. AN 8' WIDE ASPHALT WALKING PATH BETWEEN SALTER DRIVE AND THE OLENTANGY HIGH SCHOOL PROPERTY SHALL BE CONSTRUCTED BY THE DEVELOPER. A VEGETATIVE BUFFER SHALL BE PROVIDED ON BOTH SIDES OF THE PATH.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

PLAN PREPARED BY:
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PHONE: 440-459-1868
ADDISONPROPS.COM

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO
PRELIMINARY PLAN
FOR
ESTATES AT BERLIN

COMPOSITE UTILITY PLAN

Issue Dates:
PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/01/2025
Scale: 1"=60'

Drawn By:	Checked By:
JRS	DDD

Project Number: 25–0001–1553

Drawing Number: 4 / 8

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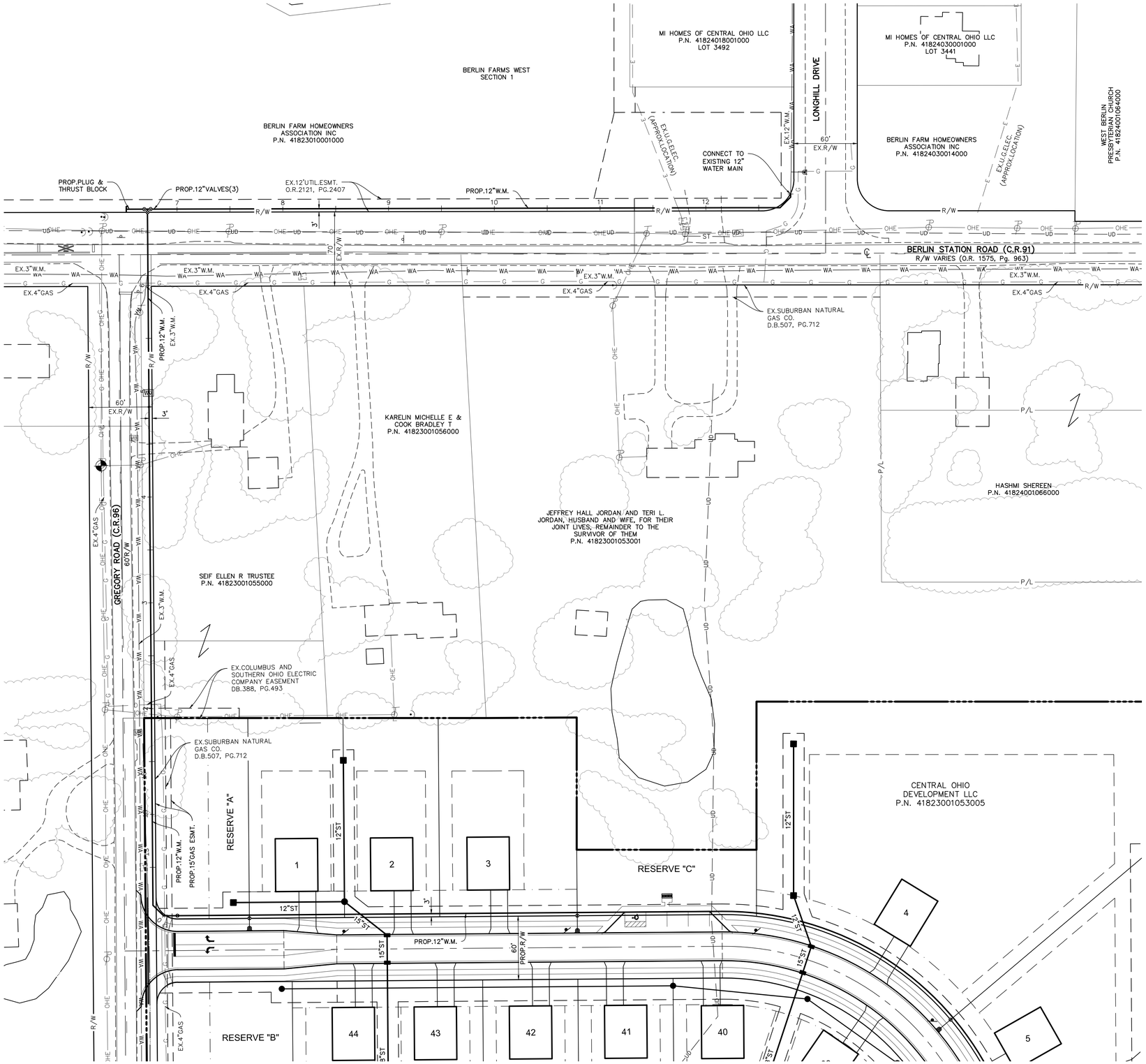

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

PLAN PREPARED BY:

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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN
FOR
ESTATES AT BERLIN

OFFSITE WATER MAIN PLAN

Issue Dates:

PRELIMINARY NOT
FOR CONSTRUCTION

Date: 04/01/2025
Scale: 1"=50'

Drawn By:	Checked By:
JRS	DDD

Project Number:
25-0001-1553

Drawing Number:
5 / 8

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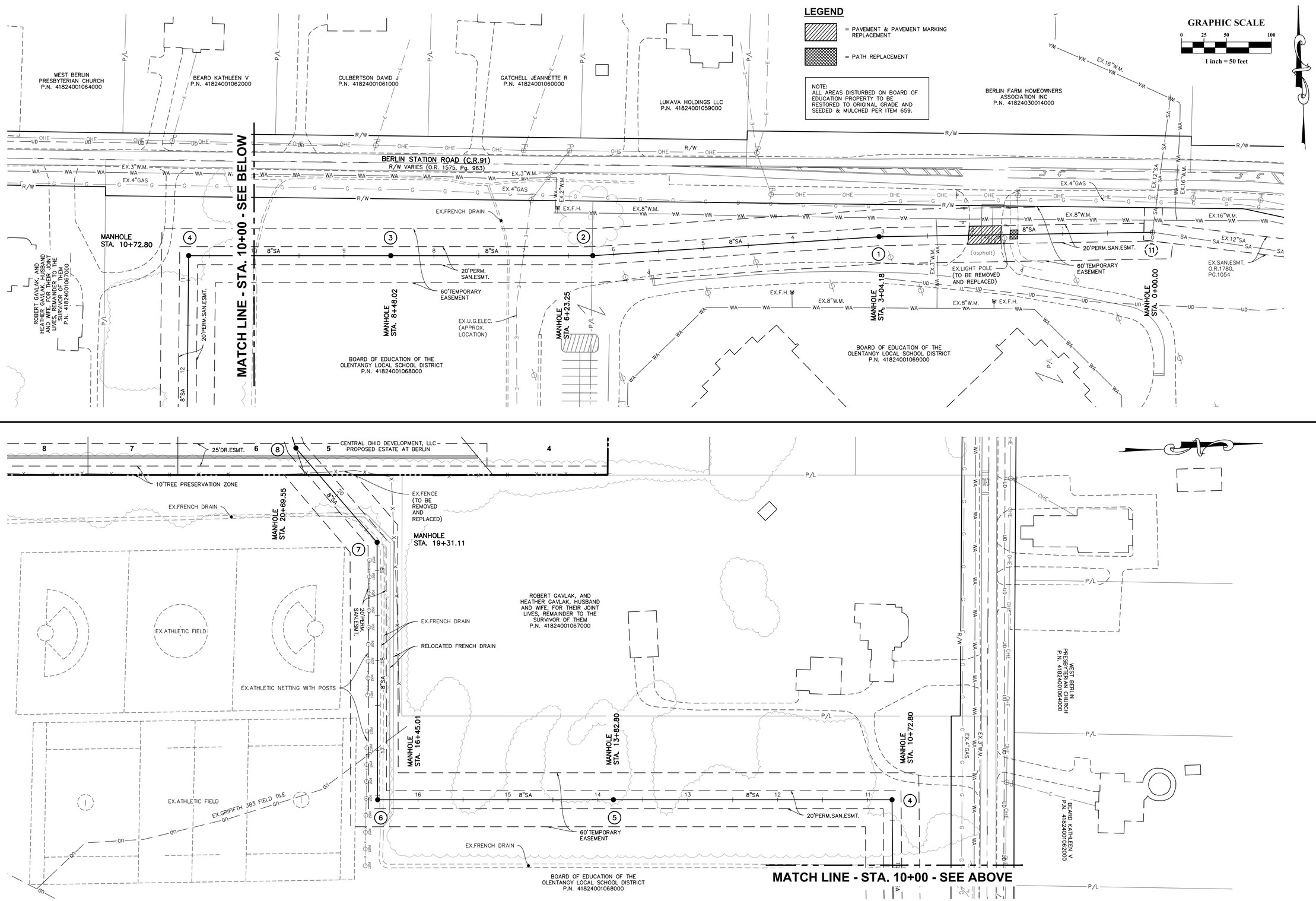

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PLAN PREPARED FOR:

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PHONE: 440-459-1868
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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN
FOR
ESTATES AT BERLIN

OFFSITE SANTIARY SEWER PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/01/2025
Scale: 1"=50'

Drawn By:	Checked By:
JRS	DDD

Project Number: 25-0001-1553

Drawing Number: 6 / 8

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Drawing Number: 7 / 8	Project Number: 25-0001-1553	Drawn By: JRS	Checked By: DDD
	Date: 04/01/2025	Scale: 1"=40'	

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN
FOR
ESTATES AT BERLIN

OFFSITE WALKING PATH TO OLENTANGY BERLIN MIDDLE SCHOOL PLAN

PLAN PREPARED FOR:

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3401 ENTERPRISE PKWY, SUITE 410
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PHONE: 440-459-1868
ADDISONPROPS.COM

PLAN PREPARED BY:

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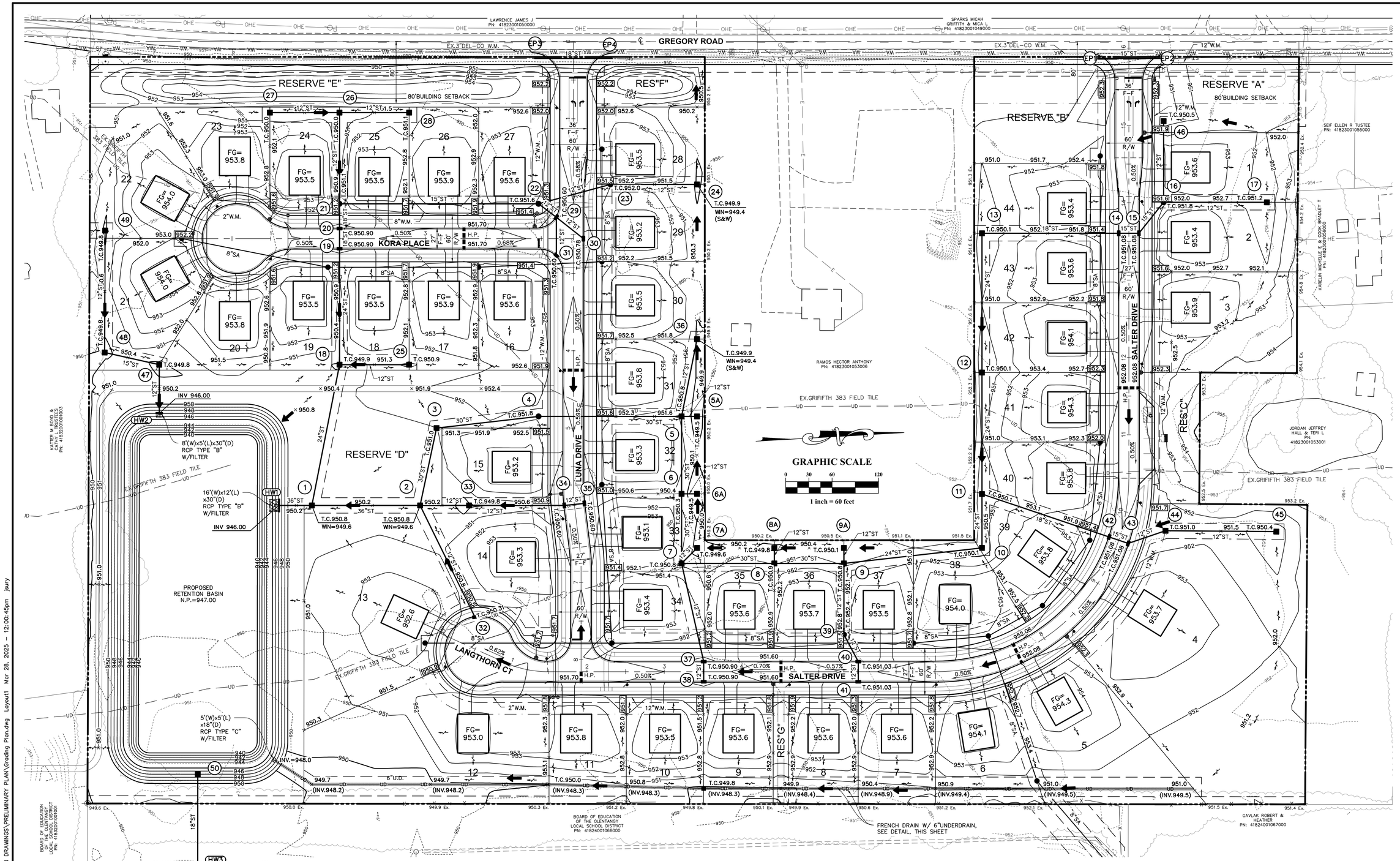
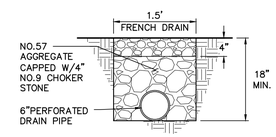


NOTES

1. THE PROPOSED RETENTION BASIN WILL BE MAINTAINED BY THE ESTATES AT BERLIN HOMEOWNERS' ASSOCIATION. THE DEVELOPER OF ESTATES AT BERLIN WILL ASSUME THE STORMWATER MANAGEMENT BASIN MAINTENANCE RESPONSIBILITIES ON THE PART OF THE ESTATES AT BERLIN HOMEOWNERS' ASSOCIATION UNTIL SUCH TIME AS THE ASSOCIATION IS ESTABLISHED.
2. EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT WILL BE PROVIDED WITH THE CONSTRUCTION PLANS AND WILL COMPLY WITH THE CURRENT STATE OF OHIO REGULATIONS AND CONSIST OF BEST MANAGEMENT PRACTICES AS DEPICTED IN THE ODNR RAINWATER AND LAND DEVELOPMENT MANUAL.



TYPICAL FRENCH DRAIN SECTION
NO SCALE

PLAN PREPARED BY:
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fax 614.428.7755

PLAN PREPARED FOR:
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PHONE: 440-459-1868
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BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

PRELIMINARY PLAN FOR ESTATES AT BERLIN

GRADING PLAN

Issue Dates:

PRELIMINARY NOT FOR CONSTRUCTION

Date: 04/01/2025
Scale: 1"=60'

Drawn By:	Checked By:
JRS	DDD

Project Number: 25-0001-1553

Drawing Number: 8 / 8

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